



REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 15, 2003

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: COUNCILMAN WEEKLY and COUNCILWOMAN MONCRIEF

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, DEPUTY CITY ATTORNEY TOM GREEN, REAL ESTATE AND ASSET MANAGEMENT DIVISION MANAGER DAVID ROARK, CITY CLERK BARBARA JO RONEMUS and DEPUTY CITY CLERK GABRIELA S. PORTILLO-BRENNER

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

Las Vegas Library, 833 Las Vegas Boulevard North

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Pkwy

Court Clerk's Bulletin Board, City Hall

City Hall Plaza, Posting Board

(3:02)

1-1

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 15, 2003**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action to enter into negotiations with Lamar Advertising Company for placement of billboard signs on City owned land located on the north side of U.S.95, west of Las Vegas Boulevard, northwest corner of Las Vegas Boulevard and Mesquite Avenue, north side of Bonanza Road east of Mojave Road, and the northwest corner of Stewart Avenue and Pecos Road, APNs 139-27-803-002, 139-34-501-003, 139-25-802-006, 139-36-604-001- Wards 3 and 5 (Reese and Weekly)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

Staff received an unsolicited letter of proposal from Kummer Kaempfer Bonner & Renshaw on August 7, 2003 on behalf of Lamar Advertising expressing their interest in placing billboard signs on City owned land. The proposed sign locations are in compliance with the current zoning and would require no variances. Each billboard will serve to maximize the property's value without disrupting any existing or future use.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. August 7, 2003 Letter from Kummer Kaempfer Bonner & Renshaw
2. Site Maps

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 1 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, indicated that he received a letter from a Lamar Advertising attorney requesting permission to negotiate. The company previously

submitted proposals regarding a condemnation that the City intends on one of the company's signs, perhaps two in the Northwest. Under Lamar's proposed solution the City

REAL ESTATE COMMITTEE MEETING OF SEPTEMBER 15, 2003

Public Works

Item 1 - Discussion and possible action to enter into negotiations with Lamar Advertising Company for placement of billboard signs on City owned land located on the north side of U.S.95, west of Las Vegas Boulevard, northwest corner of Las Vegas Boulevard and Mesquite Avenue, north side of Bonanza Road east of Mojave Road, and the northwest corner of Stewart Avenue and Pecos Road, APNs 139-27-803-002, 139-34-501-003, 139-25-802-006, 139-36-604-001

MINUTES – Continued:

would not have to pay a large relocation fee for condemnation and Lamar could erect new signs and take down other signs in the downtown area. He recommended approval. COUNCILMAN WEEKLY asked if those new locations have been identified. MR. ROARK answered that the proposal includes previously recommended signs for removal.

COUNCILMAN WEEKLY said that both he and COUNCILMAN REESE would like to be advised of the new proposed locations for the signs to make sure the site is appropriate for a sign and not a major eyesore.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:02 – 3:05)

AGENDA SUMMARY PAGE

REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 15, 2003

DEPARTMENT: PUBLIC WORKS

DIRECTOR: RICHARD D. GOECKE

☐

CONSENT

☒

DISCUSSION

SUBJECT:

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action authorizing staff to relinquish a 35 acre Right-of-Way Grant from the Bureau of Land Management located south of Eldora Street, east of Van Allen Street alignment, APN 163-09-201-002 - County (Near Wards 1 and 2 - Moncrief and L.B. McDonald)

Fiscal Impact

☒

No Impact

Amount:

☐

Budget Funds Available

Dept./Division:

☐

Augmentation Required

Funding Source:

PURPOSE/BACKGROUND:

Staff desires to relinquish approximately 35 acres of Bureau of Land Management leased land known as a portion of Parcel Number 163-09-201-002. Fifteen acres of this land was previously approved by Council to relinquish to the School District for development as a school site. Five acres will be reserved for a metro substation site. The remainder will be nominated for auction by the Bureau of Land Management. This land was originally to be used as a detention basin which is no longer needed.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

1. Letter of Relinquishment
2. Site Map

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 2 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, reported that the City currently has a lease for 35 acres of Bureau of Land Management located within the County. Staff

recommends relinquishment of this right-of-way grant, as the three-way agreement between the County, Clark County School District, and the City for 15 acres of this property, for

REAL ESTATE COMMITTEE MEETING OF SEPTEMBER 15, 2003

Public Works

Item 2 - Discussion and possible action authorizing staff to relinquish a 35 acre Right-of-Way Grant from the Bureau of Land Management located south of Eldora Street, east of Van Allen Street alignment, APN 163-09-201-002

MINUTES – Continued:

development of a school, has been approved by the three entities. It would not be feasible for the City to maintain and do dust abatement on the remaining property. However, staff will be bringing back an item to retain five acres for a future police substation. Staff recommends approval.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:05 – 3:08)

1-110

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 15, 2003**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Purchase Agreement between the City of Las Vegas and Southwest Desert Equities, LLC which outlines the terms of purchasing from the City approximately 11.057 acres located in the vicinity of Alexander Road and Hualapai Way, APNs 137-12-501-009 and 138-07-103-001 - Ward 4 (Brown)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

On October 4, 2000, City Council authorized staff to submit a letter to Bureau of Land Management requesting that this remnant piece of property be sold through a modified competitive sale. On February 29, 2002, City Council authorized approval of a Memorandum of Understanding between the City and Southwest Desert Equities, LLC regarding that purchase. This agreement outlines the escrow instructions that will allow the City to sell the remnant parcel to Southwest Desert Equities, LLC.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Purchase Agreement

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 3 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

DAVID ROARK, Manager, Real Estate and Asset Management Division, requested related Items 3 and 4 be heard together.

COUNCILMAN WEEKLY declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF SEPTEMBER 15, 2003

Public Works

Item 3 - Discussion and possible action regarding a Purchase Agreement between the City of Las Vegas and Southwest Desert Equities, LLC which outlines the terms of purchasing from the City approximately 11.057 acres located in the vicinity of Alexander Road and Hualapai Way, APNs 137-12-501-009 and 138-07-103-001

MINUTES – Continued:

DAVID ROARK, Manager, Real Estate and Asset Management Division, stated that the sale agreements for Items 3 and 4 resulted from a Memorandum of Understanding the City entered into with Southwest Desert Equities over a year ago. It includes an agreement by the City to petition the Bureau of Land Management for a modified competitive sale on a couple of remnant parcels of land. The appraisal process was completed and approved. The City is now ready to purchase the properties. Southwest Equities will pay for all expenses. He recommended approval.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:08 – 3:10)

1-177

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 15, 2003**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Purchase Agreement between the City of Las Vegas and Southwest Desert Equities, LLC which outlines the terms of purchasing from the City approximately 1.01 acres located in the vicinity of Buffalo Road and Rome Boulevard, APN 125-21-701-005 - Ward 6 (Mack)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

On October 4, 2000, City Council authorized staff to submit a letter to Bureau of Land Management requesting that this remnant piece of property be sold through a modified competitive sale. On February 29, 2002, City Council authorized approval of a Memorandum of Understanding between the City and Southwest Desert Equities, LLC regarding that purchase. This agreement outlines the escrow instructions that will allow the City to sell the remnant parcel to Southwest Desert Equities, LLC.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Purchase Agreement

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 4 be forwarded to the Full Council with a "DO PASS" recommendation. **COUNCILMAN WEEKLY** concurred.

MINUTES:

DAVID ROARK, Manager, Real Estate and Asset Management Division, was present.

See Item 3 for all related discussion.

(3:08 – 3:10)

1-177

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 15, 2003**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Lease Agreement with the Salvation Army to provide use of the former Crisis Intervention Center facility located at 1581 North Main Street for the purposes of providing space for the Family Resource Center, Christmas Angel Program, and Vocational Training Program offices - Ward 5 (Weekly)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The Salvation Army has requested the use of the former Crisis Intervention Center facility during the construction of new facilities for homeless services on their property located at 31 West Owens. During construction, several program offices will need to relocate to the Crisis Intervention Center, including the Family Resource Center, Christmas Angel Program, and the Vocational Training offices. The Salvation Army has requested use of the facility for a period of 18 months, during which the Salvation Army will be responsible for all costs, including utilities, maintenance, and security.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Lease Agreement

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 5 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, advised that this involves a lease agreement with the Salvation Army to take over the Crisis Intervention Center located at the site known as the M.A.S.H. property. He recommended approval.

REAL ESTATE COMMITTEE MEETING OF SEPTEMBER 15, 2003

Public Works

Item 5 - Discussion and possible action regarding a Lease Agreement with the Salvation Army to provide use of the former Crisis Intervention Center facility located at 1581 North Main Street for the purposes of providing space for the Family Resource Center, Christmas Angel Program, and Vocational Training Program offices

MINUTES – Continued:

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:10 – 3:11)

1-264

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 15, 2003**

DEPARTMENT: PUBLIC WORKS**DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a Quitclaim Deed and Abandonment of a 30' x 232' Access Easement in favor of the Benevolent Protective Order of Elks, Las Vegas Lodge #1468 from the City of Las Vegas pertaining to a portion of APN 139-31-801-014, located in the vicinity of Valley View Boulevard and Charleston Boulevard - Ward 1 (Moncrief)

Fiscal Impact☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

In conjunction with the construction of the new prototype Fire Station #5 located at 1020 Hinson Street, it has become necessary for the City to relinquish to the Benevolent Protective Order of Elks, adjoining property for access rights and the responsibility of maintaining in perpetuity. The Elks have been amicable neighbors regarding the process and the City was favorable to their request, endorsing the Quitclaim and Abandonment in favor of the Elks.

RECOMMENDATION:

Staff recommends approval

BACKUP DOCUMENTATION:

Quitclaim Deed

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 6 be forwarded to the Full Council with a "DO PASS" recommendation. COUNCILMAN WEEKLY concurred.

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, commented that the City and the Elks Lodge entered into a Memorandum of Understanding (MOU) regarding the demolition and reconstruction of Fire Station No. 5. Within that MOU, the City was to obtain a 30-foot easement grant from the Elks Lodge on the north side of the property in exchange for a 30-foot easement on the south

side of the property for the construction of a trailer park facility for visitors to the Elks Lodge. Staff recommends approval.

REAL ESTATE COMMITTEE MEETING OF SEPTEMBER 15, 2003

Public Works

Item 6 - Discussion and possible action regarding a Quitclaim Deed and Abandonment of a 30' x 232' Access Easement in favor of the Benevolent Protective Order of Elks, Las Vegas Lodge #1468 from the City of Las Vegas pertaining to a portion of APN 139-31-801-014, located in the vicinity of Valley View Boulevard and Charleston Boulevard

MINUTES – Continued:

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:11 – 3:13)

1-289

AGENDA SUMMARY PAGE**REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 15, 2003**

DEPARTMENT: BUSINESS DEVELOPMENT**DIRECTOR: IAIN VASEY (ACTING)**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilman Weekly and Councilwoman Moncrief

Discussion and possible action regarding a First Amended and Restated Disposition and Development Agreement with CenterStaging Las Vegas I, LLC and CenterStaging Las Vegas II, LLC to provide additional land for surface parking and a second phase development, West of Martin Luther King Boulevard, South of Mount Mariah Drive (APNs 139-21-313-007 & -008) - Ward 5 (Weekly)

Fiscal Impact☐**No Impact****Amount:** \$450,000 - Gain☒**Budget Funds Available****Dept./Division:** Bus. Dev./Economic Development☐**Augmentation Required****Funding Source:** Gain in Industrial Dev. Revenue**PURPOSE/BACKGROUND:**

On June 18, 2003, the City approved a Disposition and Development Agreement with CenterStaging Las Vegas I and II for the development of a soundstage and corporate office space on a 4.9-acre parcel. Because CenterStaging has increased the project's initial square footage to 124,610 square feet and is in need of additional land for a second phase soundstage, CenterStaging has requested an amendment for the City to provide an additional 1.012-acre parcel for surface parking, and an additional 3.157-acre parcel for the second soundstage.

RECOMMENDATION:

Approval.

BACKUP DOCUMENTATION:

1. Site Map
2. Agenda Memo
3. First Amended and Restated Disposition and Development Agreement with CenterStaging Las Vegas I, LLC and CenterStaging Las Vegas II, LLC
4. Disclosure of Principals

Submitted at the meeting: project rendering, aerial map, site plan, and elevations

COMMITTEE RECOMMENDATION:

COUNCILWOMAN MONCRIEF recommended Item 7 be forwarded to the Full Council with a "DO PASS" recommendation. **COUNCILMAN WEEKLY** concurred.

REAL ESTATE COMMITTEE MEETING OF SEPTEMBER 15, 2003

Business Development

Item 7 - Discussion and possible action regarding a First Amended and Restated Disposition and Development Agreement with CenterStaging Las Vegas I, LLC and CenterStaging Las Vegas II, LLC to provide additional land for surface parking and a second phase development, West of Martin Luther King Boulevard, South of Mount Mariah Drive

MINUTES:

COUNCILMAN WEEKLY declared the Public Hearing open.

BILL ARENT, Neighborhood Services, indicated that this item involves a First Amended and Restated Disposition and Development Agreement to provide additional land to the developer to expand the original project and to go forward with a second phase for a soundstage building. Phase I features a 71,000-square-foot soundstage building and a 53,000-square-foot corporate office building, which would support operations. He submitted a project rendering, aerial map, site plan, and elevations. The rendering depicts a building that will be located at the corner of Martin Luther King and Mount Mariah Street.

Under the agreement, the City will ensure performance of the first phase through a promissory note, secured by both a trust deed and personal guarantees from the company's principals. For the second phase, the developer is purchasing from the City a 3.2-acre site for the development of the second soundstage, which is projected to be 50,000 square feet. The cost is \$450,000, with the condition that the developer commence construction within six months of completing the first phase. Construction of the first phase will commence in September 2003, with full build out of the first phase to be completed within twelve months. The second phase is to start six months thereafter, June 2005.

Throughout the process the City is going to keep tight control of the development, including the aforementioned security instruments for the first phase and a quitclaim deed for the second phase, with instructions to escrow to record the quitclaim deed and return the site to the City if the performance schedule is not met.

The Planning Commission is scheduled to consider the site development plan and special use permit at its meeting of 9/25/2003 and subsequently by the Council at its 11/5/2003 meeting. He recommended approval.

COUNCILMAN WEEKLY questioned the price of the square footage. MR. ARENT replied that the price on the second phase is \$3.27. The price of the footage for the first phase is at a higher cost of \$5.40 because that property is located along Martin Luther King; however, that price will be forgiven if the developer meets the strict performance standards. The total dollar figure for the first phase is about \$13 million and approximately 3 to \$4 million for the second phase.

REAL ESTATE COMMITTEE MEETING OF SEPTEMBER 15, 2003

Business Development

Item 7 - Discussion and possible action regarding a First Amended and Restated Disposition and Development Agreement with CenterStaging Las Vegas I, LLC and CenterStaging Las Vegas II, LLC to provide additional land for surface parking and a second phase development, West of Martin Luther King Boulevard, South of Mount Mariah Drive

MINUTES:

COUNCILMAN WEEKLY noted that he was initially concerned about the urgency of acquiring the additional three acres of land when the details of the first phase had not been finalized. MR. ARENT explicated that the developer wanted the option of being able to keep the same contractor, should construction of the first phase run smoothly, and immediately commence construction of the second phase.

COUNCILMAN WEEKLY stressed to MR. ARENT that this project be monitored closely to ensure adherence to the performance schedule. MR. ARENT interjected that the City can go after both projects if the developer fails to perform during phase one.

MR. ARENT clarified for COUNCILWOMAN MONCRIEF that phase one included a price of \$5.40 per square foot, which will be discounted entirely upon completion of the facility because phase one alone will cost the developer about \$13 million. The second phase includes a cost of \$3.27 per square foot. COUNCILMAN WEEKLY indicated that the developer will pay about \$435,000 for the second phase.

No one appeared in opposition and there was no further discussion.

COUNCILMAN WEEKLY declared the Public Hearing closed.

(3:13 – 3:20)

1-334

REAL ESTATE COMMITTEE AGENDA
REAL ESTATE COMMITTEE MEETING OF: SEPTEMBER 15, 2003

CITIZENS PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

None.

(3:20)

1-575

THE MEETING ADJOURNED AT 3:20 P.M.

Respectfully submitted: _____
GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK

September 17, 2003